

Approvals

DISTRICT Council 11/19/86
Detroit Housing Commission 12/19/86
City Plan Commission 2/5/87
City Council 7/1/87

THE DEVELOPMENT PLAN
WHOLESALE DISTRIBUTION CENTER NO. 3 PROJECT

Community & Economic
Development Department

November, 1986

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Development Plan Summary of Wholesale Distribution Center
No. 3 Project

This plan incorporates the Development Plans of two projects, the Wholesale Distribution Center No. 1 Project and the Wholesale Distribution Center No. 2 Project. These projects will no longer be referred to as they are replaced by the Wholesale Distribution Center No. 3 Project.

This plan eliminates the railroad easement formerly provided, which approximately paralleled Eliot Street from the Grand Trunk Railroad ROW to Rivard Street, then paralleled Rivard Street south.

This plan incorporates a new area bounded by the south side of Mack Avenue, the alley first east of St. Aubin, the north side of Wilkins, and the Grand Trunk Railroad ROW. All property within this area is to be acquired, with the exception of three parcels indicated on Map No. 2 Land Acquisition Plan.

It also incorporates an area bounded by the former Wholesale Distribution Center No. 2 Project, the Grand Trunk Railroad ROW, and Wilkins Street. All property in this area with the exception of Roma Cafe and Eastern Market Beef is owned by the City. No acquisition is proposed in this area.

The Mack Avenue ROW is to be expanded from the Grand Trunk Railroad ROW to the alley first east of St. Aubin to permit eventual widening.

The St. Aubin ROW is to be expanded from Mack to Wilkins to permit eventual widening.

All streets and alleys between St. Aubin and the Grand Trunk Railroad ROW are to be vacated or converted to easements for utilities except Erskine, Scott and the north-south alley between Erskine and Scott. A new loop roadway will be constructed over these retained rights-of-way.

Orleans Street between Erskine and Wilkins will be converted to an easement for utilities. Erskine between Orleans and the Grand Trunk Railroad ROW will be converted to an easement for utilities. Eliot between Russell and Riopelle will be vacated. The Erskine ROW between Riopelle and Orleans will be widened.

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A. DESCRIPTION OF PROJECT

1. Boundaries - Legal Description

The Wholesale Distribution Center Project No.3 is located in the City of Detroit, County of Wayne, State of Michigan and shall be described as follows:

Beginning at the intersection of the centerline of the east service drive of the Walter P. Chrysler Freeway and the center line of Mack Avenue, 120 feet wide; thence easterly along said centerline to the easterly right-of-way line of the alley first east of St. Aubin, 20 feet wide; thence southerly along said right-of-way line to the northerly right-of-way line of Wilkins Street, 50 feet wide; thence westerly along said right-of-way line to intersection of the easterly right-of-way line of Orleans Street, 40 feet wide, thence southerly along said right-of-way line to the intersection of the southerly right-of-way line of the 20 foot alley between Alfred and Brewster Streets; thence westerly along said right-of-way to the intersection of the east right-of-way line of Riopelle Street, 38.97 feet wide; thence southerly along said right-of-way line to the intersection of the south right-of-way line of Alfred Street, 50 feet wide, thence westerly along said right-of-way line to the intersection of the east right-of-way line of Russell Street, 86 feet wide, thence southerly along said right-of-way line to the intersection of the south right-of-way line of the 20 foot alley between Division and Alfred Streets; thence westerly along said right-of-way line to the intersection of the east right-of-way line of Rivard Street, 50 feet wide, thence southerly along said right-of-way line to the intersection of the south right-of-way line of Napoleon Street, 50 feet wide, thence westerly along said right-of-way line extended to the right-of-way line of the interchange between the Walter P. Chrysler Freeway and the Fisher Freeway; thence northwest to the north line of Adelaide, 50 feet wide; thence easterly along said right-of-way line to the centerline of the east service drive of the Walter P. Chrysler Freeway; thence northerly to the point of beginning.

2. The perimeter boundaries of the project area are shown on Map 1, "Project Boundary Map", dated November, 1986.

B. DEVELOPMENT PLAN OBJECTIVE

1. To provide for construction of a modern wholesale center for food distribution and processing together with appropriate supporting services.
2. To provide for expansion and coordination of the wholesale food industry.
3. To provide for modernization of the municipal farmer's markets.
4. To remove housing that is being blighted by surrounding non-residential uses.
5. To remove non-food related industrial uses.
6. To reduce waste, deterioration and excessive costs of food-handling for wholesale merchants by providing: a. sites for construction of modern efficient facilities; b. by reducing congestion and facilitating traffic movement through street improvements and better arrangements of uses within the area.

7. To increase the quality of food and lower costs to consumers.
8. To restore a proper balance of taxable value of real property and the costs of municipal services.
9. To promote more competitive marketing of food commodities.
10. To provide for more flexible transportation and handling of food commodities.

The City of Detroit will pursue municipal policies to insure that all design and construction within the project area contributes to these objectives and coordinates with existing uses, structures and facilities which are to remain.

C. TYPES OF PROPOSED ACTIONS

1. Clearance

Clearance activities in this project will be directed toward removing those uses that are not compatible with wholesale food distribution uses or toward removing those uses that will be negatively influenced by the conversion of the area to a wholesale food distribution area.

The acquisition planned for the project area is shown on Map 2, "Land Acquisition Plan", dated November, 1986.

2. Redevelopment

The area will be redeveloped as an expansion of the existing Eastern Market with new commercial-industrial market uses. Certain portions of the project will remain institutional as indicated on Map 3, "Modified Development Plan" dated November, 1986.

3. Public Improvements

Certain streets will be widened or improved to provide a smooth vehicular flow. Other streets will be vacated to allow for consolidation of land parcels for a better usage of the land for wholesale distribution purposes.

4. Utilities

Utilities shall be rebuilt or replaced in order to provide sufficient capacity to meet the needs of the new uses planned in the project area.

D. LAND USE PLAN

The map titled, "Modified Development Plan" and dated November, 1986 is included as a part of this plan. This map shows:

1. Uses permitted on the land to be acquired and made available for redevelopment by this project;
2. Public streets, alleys, public walkways, and easement boundaries for subsurface utilities.

E. LAND USE PROVISIONS AND BUILDING REQUIREMENTS

1. Permitted Uses on Project Property for Disposition

- A. Wholesale or retail food distribution and processing with primary emphasis on fruits and vegetables, secondary emphasis on poultry, fish and seafood, and eggs and dairy products, and meat and meat products (not slaughtering), frozen foods and dry groceries.
- B. Supporting services including, but not limited to, administrative offices, banking and marketing services, truck services, icing and refrigerated storage, and incidental restaurants, motels and other retail services which are clearly subordinate to any principal permitted use.
- C. Parking for employees, buyers and truckers use the facilities.

2. Additional Controls

a. Storage and Display Areas

All buildings should be designed and constructed to provide for all storage and displaying of merchandise to take place within buildings or in areas separated from public view by opaque barriers.

b. Loading

All loading, or temporary storage of merchandise in trucks is to take place on the site so as to not to obstruct traffic or interfere in any way with the public streets and walkways.

c. Parking

Parking for employee, customers, and delivery vehicles shall be provided on site and shall be adequate to meet the daily requirements of the proposed use.

Where a developer demonstrates that a fewer number of off-street parking spaces will actually be required for a proposed facility than is required by these restrictions, the City of Detroit at its discretion, may temporarily reduce the number of parking spaces to be provided if sufficient landscaped area is retained to provide the full number of parking spaces required by these restrictions if they later are needed, as determined by the City of Detroit.

A parking space shall have a minimum area of 180 sq. ft., exclusive of drives and aiseways.

Location of and access to all parking shall be subject to approval of the City of Detroit. No parking shall be permitted in the building setback area.

All parking and loading will be off of the street right-of-way. These areas are to be surfaced with a concrete pavement having a bituminous or Portland cement binder on an aggregate base of adequate thickness to withstand the intended usage. These areas should be even, adequately drained, and shall be designed and constructed to prevent the intrusion of traffic on landscaped areas.

Location of and access to all parking shall be subject to approval of the City of Detroit.

d. Landscaping

Any area not covered by building or pavement should be landscaped with grass and appropriate shrubs or planting materials. Minimum 5" curbs and/or other devices should be provided to protect all landscaped areas from vehicular intrusions from any adjacent parking, loading or driveway areas.

e. Signs

No signs shall be erected which do not pertain to activities conducted on the parcel upon which they are located. The size, location and general design of all signs permitted shall be in conformance with development objectives and subject to approval by the City of Detroit.

f. Outdoor Utility Equipment

Outdoor meters, air conditioning equipment, and antenna shall be incorporated in the design and be as unobtrusive as possible. Meters and transformer boxes may be located above ground provided that they are screened from public view. The location of these meters and transformers and the screening treatment used shall be subject to approval by the City.

g. Design and Appearance

The design and appearance of all buildings and structures shall be such as to compliment and enhance the character and appeal of the retail 'Eastern Market'. Building design shall be subject to review by the City of Detroit.

h. Setbacks

There will be a minimum 15 foot setback from public streets for all permanent structures except see-through fences or opaque walls less than 3 feet high.

i. Urban Design Criteria

As the developer initiates his design procedure, the Community and Economic Development Department shall provide him with a complete set of design criteria for his parcel encompassing:

- design and planning objectives as stated herein;
- effects of other adjacent built or planned developments;
- planning and building standards.

j. Review of Plans

Prior to applying for a building permit for all present and future construction and exterior alterations, plans shall be submitted to the Community and Economic Development Department in sufficient detail to permit a determination that the construction is in compliance with the Master Plan and the Development Plan. The Community and Economic Development Department shall be responsible for consulting with appropriate City agencies to obtain all relevant agency approvals prior to securing a building permit. If, after examination, the Community and Economic Development Department finds that the plans conform to the Development plan and these restrictions, it shall formally approve the plans and also arrange for the approval of other agencies as appropriate.

k. Variances

Where, owing to special conditions, a literal enforcement of these restrictions would result in unnecessary hardship, involving practical difficulties, or would constitute an unreasonable limitation, beyond the spirit and purpose of these restrictions, the Community and Economic Development Department shall have the power to authorize a reasonable and minor variation or modification of the terms of these restrictions that will not be contrary to the public interest and provided that the modifications be consented to by the lessee and/or purchaser so that the spirit and purpose of these restrictions be observed.

F. INITIATION AND DURATION OF THE LAND USE PROVISIONS AND ADDITIONAL REQUIREMENTS

The Land Use Provisions and Building and other requirements enumerated above (Section E) shall become effective on the date of adoption of the Development Plan by the Common Council of the City of Detroit and shall remain in effect for a period of not less than 25 years from their effective date.

G. APPLICABILITY OF THE LAND USE PROVISIONS AND ADDITIONAL REQUIREMENTS TO REAL PROPERTY NOT TO BE ACQUIRED

The Design and Development Objectives and the Land Use Provisions, (Section E) will be applicable to all real property to be acquired and to real property not to be acquired in a clearance area if the owner thereof acquires project land.

H. PROJECT PROPOSALS

1. Land Acquisition

Real property to be acquired in the project clearance areas, public improvement areas and spot clearance sites is indicated on Map 2 entitled, "Land Acquisition". This real property will be acquired for clearance and redevelopment and be subject to the Design and Development Objectives, Land Use Provisions and to the Additional Restrictions as outlined above.

2. Redeveloper's Obligations

The land acquired by the City of Detroit will be disposed of subject to an agreement between the City and the Redeveloper. Land disposition and review of redeveloper's plans shall consider that:

- a. Land disposition documents will incorporate provisions for achieving all elements of the Development Plan, including the Development and Design Objectives, through:

Fixed price offering the Development and Design Objectives as a criteria for selecting the redeveloper; or through negotiation where the Objectives are determining factors; or by other means which will assure the attainment of the Objectives in order to allow for experimentation and freedom of architectural expression, no pre-conceived method of construction or architectural treatment is established. The developer's proposal will be judged by the performance standards to be set forth in the disposition standards and will be evaluated in terms of urban design relationship to the total project and architectural treatment of the proposed development.

- b. Disposition documents shall spell out in detail the criteria to be met in order to achieve the development and design objectives.
- c. Land disposition documents shall also include provisions for insuring initiation and completion of construction within a reasonable period of time after the effective date of contract as determined by the type of redevelopment to be undertaken.
- d. Land disposition documents shall also include a Specific Declaration of Restriction to be recorded and binding upon a sale or lease for the purpose of implementing these provisions, requirements and developments and design objectives which apply throughout the project.

- e. The developers, their successors, or assigns, agree that there will be no discrimination against any person or group of persons on account of race, creed, color, sex, or national origin in the lease, transfer use, occupancy, tenure or enjoyment of the premises therein conveyed. Nor will the developer himself or any person claiming under or through him, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, sub-lessees, or vendees in the premises therein conveyed. The above provisions will be perpetual and will run with the land disposed of within the urban renewal areas by the City of Detroit.

3. Underground Utility Lines

Easements for sub-surface utilities shall be maintained at locations shown on the Modified Development Plan. Additional easements for sub-surface utilities shall be provided by the developer as required for development of the property, subject to the approval of the utility companies and/or municipal departments affected. No structures may be erected or trees planted within these easements without permission of the City Council of the City of Detroit. Garden walls or landscaping may be erected on these easements with the approval of the municipal departments affected.

In areas of the project to be cleared for redevelopment, all utility equipment, including facilities for transmission, or distribution of gas, electricity, steam, water or communications, except fire hydrants shall be located underground or enclosed entirely within a building.

I. OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS

1. Relocation Plan

The Relocation Plan, more specifically entitled, Relocation Program, Wholesale Distribution Center Project, and attached hereto is hereby made a part of the Development Plan as required by Section 4 (c) of the Rehabilitation of Blighted Areas Act, Act 344 of the Public Acts of 1945, as amended.

2. Estimated Cost of Improvements

The Estimated Costs of Public Improvements to be made within the project detailed on the attached Project Cost Estimates and Financing Plan and Project Expenditures Budget, are hereby made a part of the Development Plan as required by Section 4 (c) of the Rehabilitation of Blighted Areas Act, Act 344 of the Public Acts of 1945, as amended.

3. Estimated Extent of Improvements

The Estimated Extent of Improvements are hereby made a part of the Development Plan as required by Section 4 (c) of the Rehabilitation of Blighted Areas Act, Act 344 of the Public Act of 1945, as amended, and show the work to be performed by various City Departments with locations and extent of improvements shown for tentative and diagrammatic purposes only.

4. Right-of-Way Adjustment Plan

Map 4 entitled, Right-of-Way Adjustment Plan shows:

- a. Streets and alleys to be retained;
- b. Streets and alleys to be dedicated;
- c. Streets and alleys to be vacated;
- d. Easements for subsurface utilities.

This is hereby made a part of the Development Plan as required by Section 4 (c) of the Rehabilitation of Blighted Areas Act, Act 344 of the Public Acts of 1945, as amended.

5. Zoning Plan

The Zoning Plan, Map 5A & 5B, showing the zoning proposals for all parcels for disposition are included as required by Section 4 (c) of the Rehabilitation of Blighted Areas Act, Act 344 of the Public Acts of 1945, as amended.

6. District Plan

The District Plan, map 6, is hereby made a part of the Development Plan as required by Section 4 (c) of the Rehabilitation of Blighted Areas Act, Act 344 of the Public Acts of 1945, as amended.

7. Procedure for Changes in the Approved Plan

If previous to the lease, sale or exchange of any real property in the development area, the City Council of the City of Detroit desires to modify the Development Plan, it shall hold a public hearing thereon, notice of such hearing to be given as provided in the state law. If the modification is approved by the Common Council, it shall become part of the approved Development.

The part of a development plan which directly applies to a parcel of real property in the area, may be modified by the Common Council at any time after transfer or lease or sale of the parcel of real property in the area provided that the modification be consented to by the lessee and/or purchaser.

WHOLESALE DISTRIBUTION CENTER PROJECT RELOCATION PROGRAM

The Relocation staff of the Community and Economic Development Department conducted a planning survey of the Wholesale Distribution Center Project area to determine the size and demographics of the workload to be displaced. This survey was done in September and October, 1986.

It is estimated that eight businesses and thirty-nine residential households will be displaced. Following is a demographic description of the residential displacement.

- 1) Number of persons residing in the project area and number of persons to be displaced.

a) Number of families to be displaced	24
b) Number of individuals to be displaced	15
c) Total number of persons residing in the project area to be displaced	81

- 2) Survey of families and individuals to be displaced.

a) Income

	to 4,999	5,000 9,999	10,000 14,999	15,000 19,999	Over 20,000
	15	16	1	2	5

b) Race

Family/Black	24	
White	0	
Oriental	0	
		24
Individuals/Blacks	15	
White	0	
Oriental	0	
		15

c) Age (Head of Household)

- 62	28
+ 62	11

3. Statistical discription of housing supply in the community.

a) Number of private and public units in existence or under construction 445,000

b) Condition of existing residential units

Standard	315,000
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Sub-Standard	130,000
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c) Number of owner occupied and tenant occupied units

Owner occupied	258,000
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Tenant occupied	187,000
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d) Annual rate of turnover of various types of housing.

It is estimated that there is approximately a vacancy rate of 6% for homeowners and 7.5% for tenants.

e) Range of rents and sale prices.

Sale prices for single family decent, safe, and standard dwelling units begin at approximately \$15,000 and range to well over \$100,000. There are several hundred standard sales units available between \$15,000 and \$40,000. Rental units are available at rents ranging from approximately \$175.00 to over \$1,200 a month on the private market.

f) Estimate of the total demand for housing in the community.

The demand for standard housing units is approximately 6.5% less than the supply of standard housing (i.e. demand equals about 294,000 out of a standard supply of 315,000 total standard units).

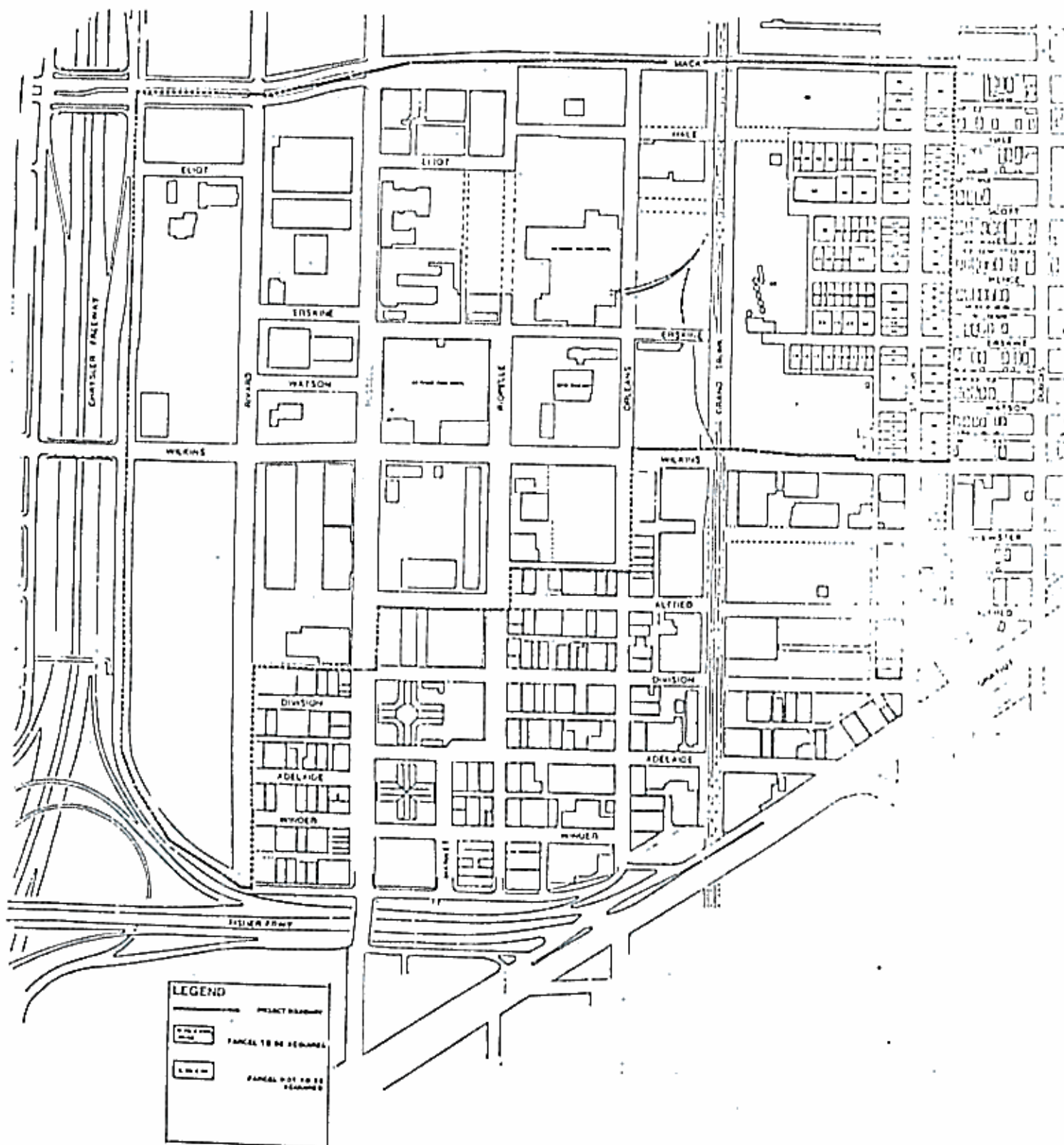
g) Estimated capacity of private and public housing available to displaced families and individuals.

Persons to be displaced will receive at least one referral to a comparable unit, and where possible a choice of units to rent or purchase depending on their preference.

The comparable referrals will be to standard, decent, safe and sanitary units similar in size and number of rooms to the unit from which the displacement occurs.

Tenants and homeowner occupants may also receive a rehousing payment to assist in renting or purchasing a replacement unit.

Persons displaced from this project will receive all technical assistance and payments provided in the Uniform Relocation Act of 1970 (P.L. 91-646). In addition, in depth social services from the Neighborhood Service Organization will be available to persons requiring assistance in resolving economic, health, behavioral, or social problems that impede the relocation process.



PROJECT:
WHOLESALE DISTRIBUTION CENTER -03

MAP TITLE
LAND ACQUISITION PLAN

MAP NO.
2

DATE
NOV 1988

REVISION DATE

APPROVED



COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT
150 MICHIGAN AVENUE
DETROIT, MICHIGAN 48226
CITY OF DETROIT





PROJECT:
WHOLESALE DISTRIBUTION CENTER · 03

MAP TITLE
 LAND USE AND DEVELOPMENT PLAN

MAP NO.
 3

DATE
 NOV 1988

REVISION DATE

APPROVED



COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT
 100 MICHIGAN AVENUE
 DETROIT, MICHIGAN 48226
 CITY OF DETROIT





PROJECT: **WHOLESALE DISTRIBUTION CENTER -03**

EXISTING ZONING

MAP NO. 5A DATE NOV 1988 DIVISION DATE APPROVED



COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT
150 MICHIGAN AVENUE
DETROIT, MICHIGAN 48226
CITY OF DETROIT



